



CHELTENHAM ROAD, NUNHEAD, LONDON, SE15

**£450,000 SHARE OF FREEHOLD**

## CHARMING TWO-BEDROOM MAISONETTE SITUATED A STONE'S THROW FROM PECKHAM RYE PARK WITH A PRIVATE ROOF TERRACE.

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Tenure Share of Freehold | Council Tax Band B – London Borough of Southwark | EPC  
Rating C

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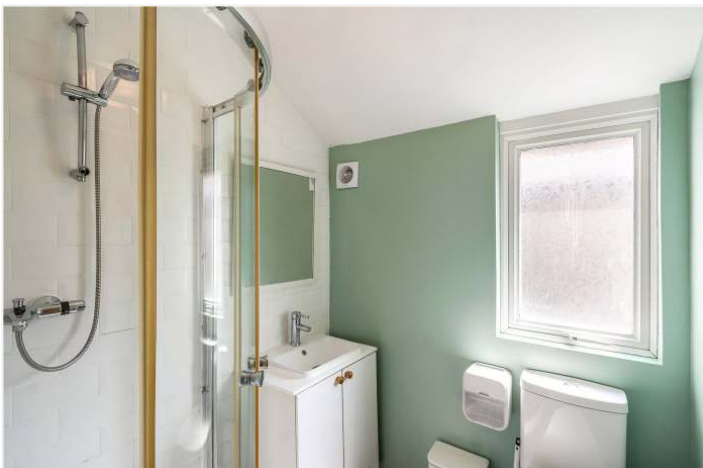


## DESCRIPTION:

Charming two-bedroom maisonette situated a stone's throw from Peckham Rye Park with a private roof terrace. This charming two-bedroom maisonette is situated a stone's throw from Peckham Rye Park and offered to the market chain free. The property is entered via its own front door and boasts a spacious reception, basked in natural light and featuring exposed beams. There are two double bedrooms, one to front and one to rear, the rear providing access to a private balcony. Large windows flood the rooms with natural light, creating a welcoming, airy atmosphere. Both double bedrooms are spacious, bright, and comfortable, offering plenty of room for storage and relaxation. The property further boasts a shower room and kitchen. The standout feature of this flat is the private balcony, South facing and an ideal space for hosting BBQs, enjoying a morning coffee, or simply unwinding with a good book. Situated just a short walk from Nunhead Station, with excellent transport links to Central London, this property is perfectly located for easy access to the city. The area offers a range of local amenities, including cafes, pubs, independent shops, and beautiful green spaces like Nunhead Cemetery and Peckham Rye Park. Early viewings are recommended to fully appreciate all that this home has to offer.

## AT A GLANCE

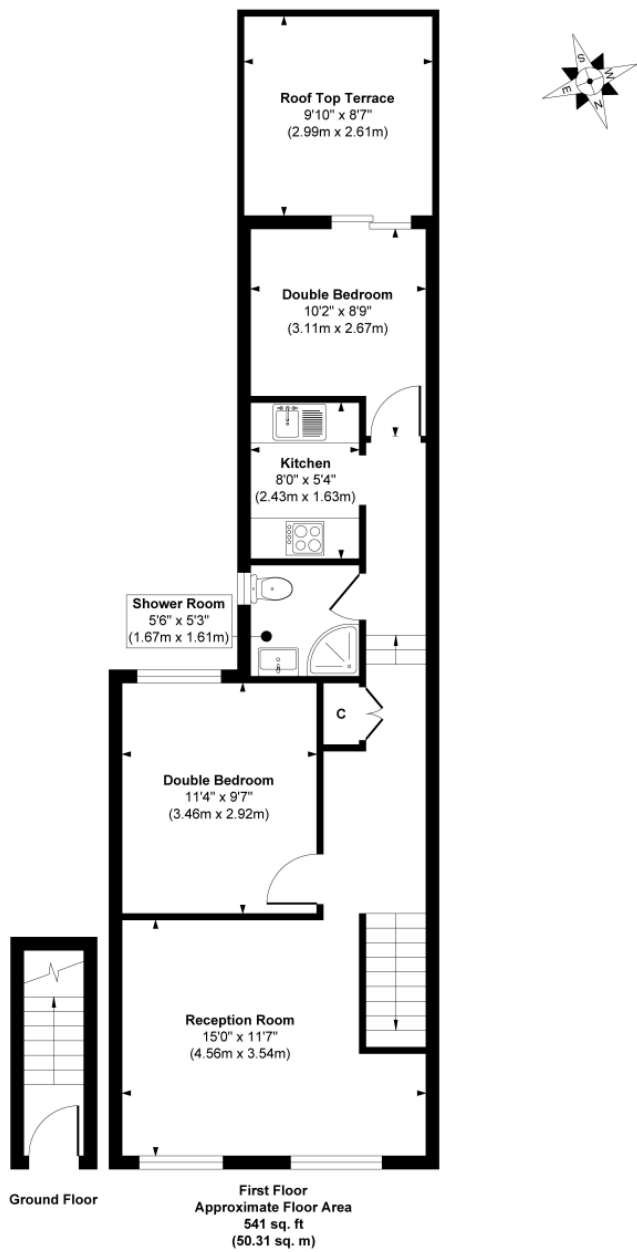
- Two-Bedroom Maisonette
- Chain Free
- Private South-Facing Balcony
- Fantastic location
- Excellent Transport Links







Cheltenham Road



Approx. Gross Internal Floor Area 541 sq. ft / 50.31 sq. m  
Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		